



The City of Carlsbad Growth Management Program
DEVELOPMENT MONITORING REPORT

AUGUST 2007

Residential Activity – The number of homes permitted in Carlsbad increased slightly for the month of August with a total of 7 permits being issued.

In the northwest quadrant, a building permit was issued for a single family residence located at 3147 Madison Street. Another permit was issued for a single family residence located at 3961 Garfield Street. A second dwelling unit located at 3886 Westhaven Drive was also permitted this month. One permit was issued for the demolition of one unit and the construction of two condo units.

In the southeast quadrant, permits were issued for 3 single family residences located in the Cambria neighborhood in the Villages of La Costa Greens.

Non-residential Activity – Carlsbad issued 3 permits for new reportable non-residential space for a total of 160,909 square feet in August. The non-residential space is for 3 buildings located at 2500 Campbell as part of the Bressi Ranch Self Storage.

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A handwritten signature in cursive script that reads 'Michele Masterson'.

MICHELE MASTERSON
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MM:bd

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Development Activity Summary, By Zone
Fiscal Year Summary by Zone
As of August 31, 2007 (2 months)

Residential	
Zone	Dwelling Units
1	5
2	
3	
5(NE)	
5(NW)	
6	
7	
8	
9	
10	3
11	
12	
13	
17	
18	
19	
20	
21	
22	
23	
Total	8

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3		
5(NE)		
5(NW)		
5(SW)		
6		
7		
8		
9		
10		
11	6,200	
12		
13	63,668	
17	160,909	77,445
18		
19		
20		
21		
22		
23		
Subtotal	230,777	77,445
Total	308,222	

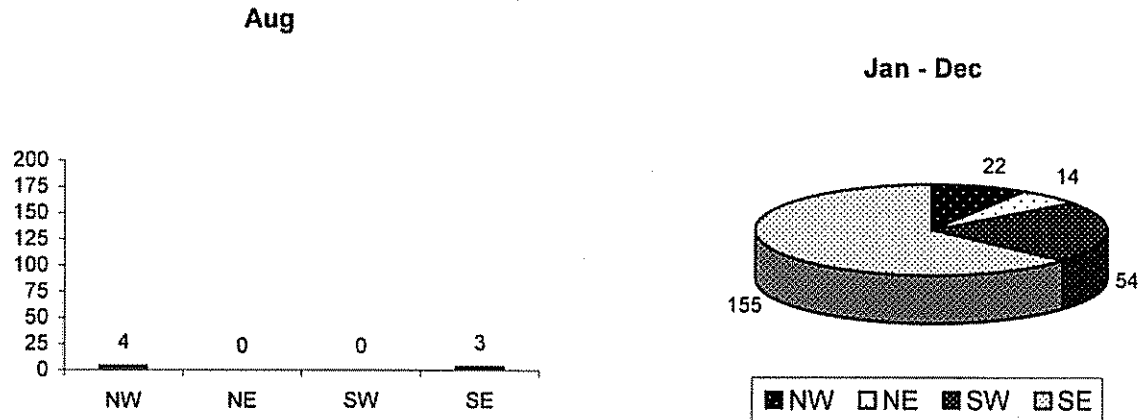
Calendar Year Summary by Zone
As of August 31, 2007 (8 months)

Residential	
Zone	Dwelling Units
1	22
2	1
3(NW)	0
6(SE)	1
7	13
8	0
9	0
10	85
11	63
12	0
15	0
17	6
18	0
19	1
20	1
21	0
22	0
23	52
Total	245

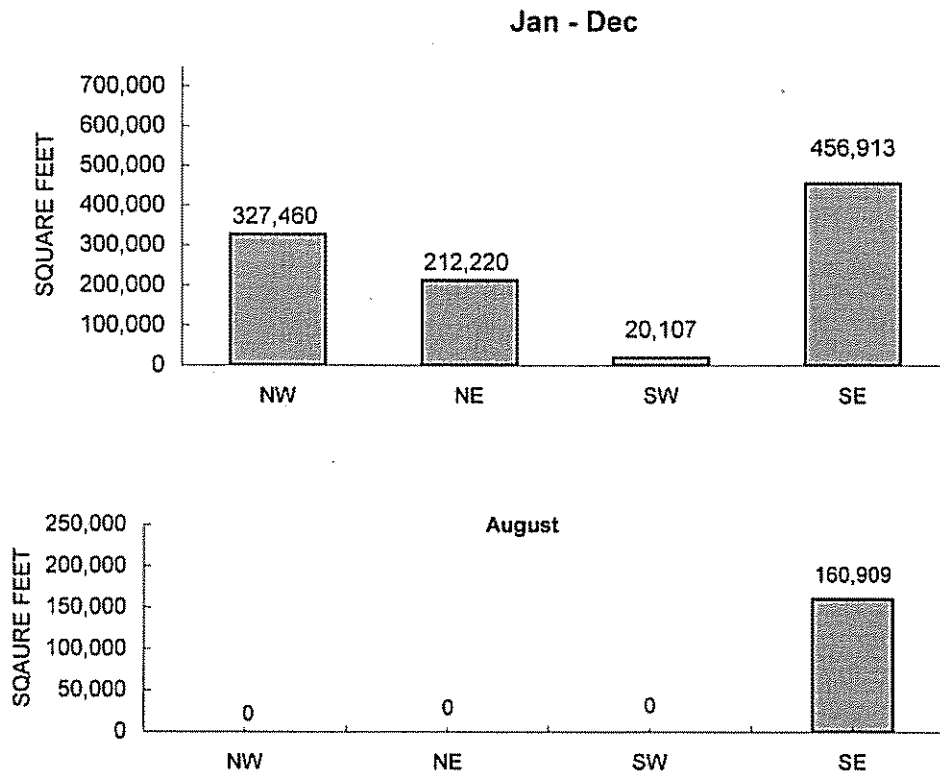
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	23,475	0
2	0	0
3(NW)	20,107	0
5(NW)	58,050	13,819
5(NE)	0	0
5(SW)	0	0
6 (SE)	55,855	0
8	0	0
9	0	0
10	0	0
11	6,200	0
12	0	0
13	290,166	0
17	160,909	233,949
18	0	154,170
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	614,762	401,938
Total	1,016,700	

Activity By Quadrant, CY 2007

Dwelling Units Permitted



Commercial and Industrial Space Permitted

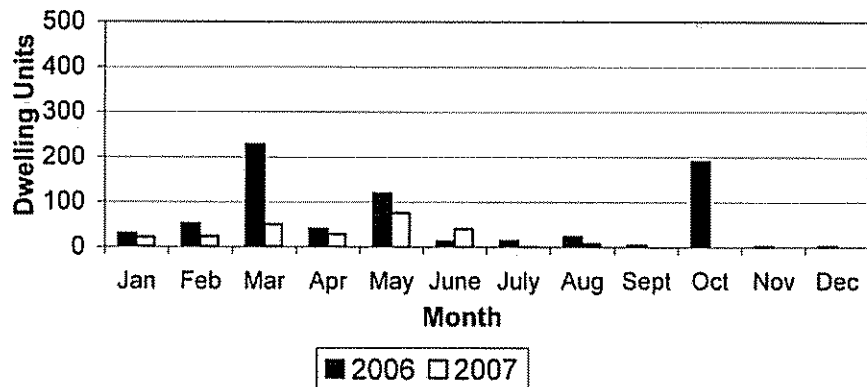


Activity Comparison, CY 06 vs. 07

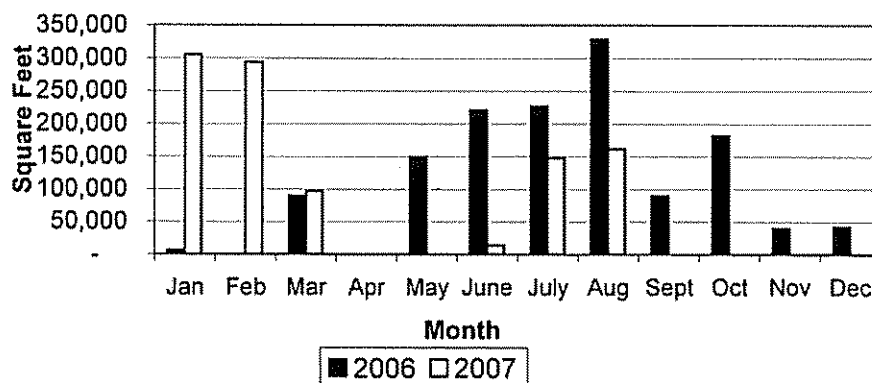
Dwelling Units Permitted		
Month	2006	2007
Jan	29	21
Feb	51	23
Mar	227	50
Apr	40	28
May	119	75
June	12	40
July	14	1
Aug	23	7
Sept	5	
Oct	189	
Nov	2	
Dec	2	
TOTALS	713	245

Industrial and Commercial Square Feet Permitted		
Month	2006	2007
Jan	5,990	304,655
Feb	-	293,475
Mar	89,235	96,529
Apr	-	-
May	149,560	-
June	220,530	13,819
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	
Oct	181,662	
Nov	40,135	
Dec	41,850	
TOTALS	1,373,138	1,016,700

**Dwelling Units Permitted
2006 vs. 2007**



**Industrial and Commercial
Square Feet Permitted
2006 vs. 2007**

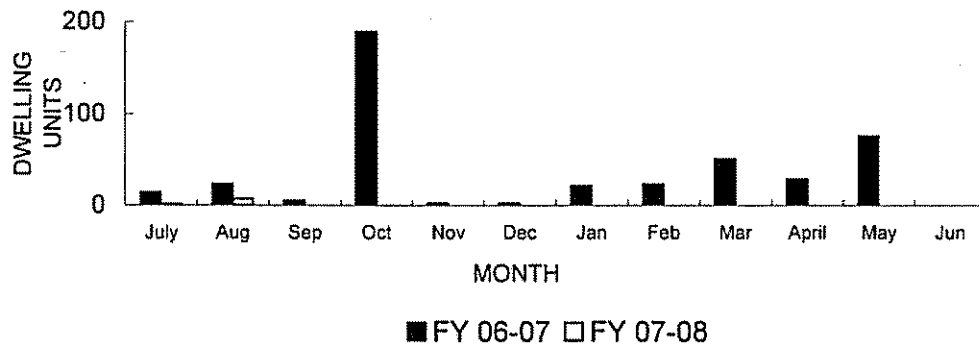


Activity Comparison, FY 06 - 07 vs. FY 07 - 08

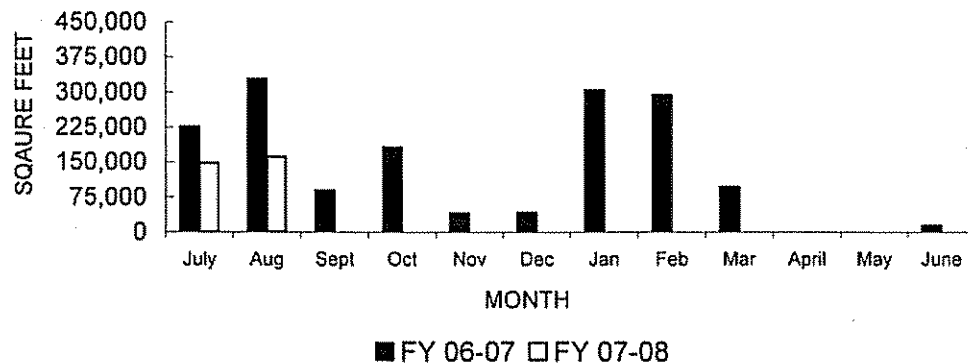
Dwelling Units Permitted		
Month	FY 06-07	FY 07-08
July	14	1
Aug	23	7
Sep	5	
Oct	189	
Nov	2	
Dec	2	
Jan	21	
Feb	23	
Mar	50	
April	28	
May	75	
June	40	
TOTALS	472	8

Industrial and Commercial Square Feet Permitted		
Month	FY 06-07	FY 07-08
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	
Oct	181,662	
Nov	40,135	
Dec	41,850	
Jan	304,655	
Feb	293,475	
Mar	96,529	
April	0	
May	0	
June	13,819	
TOTALS	1,616,301	308,222

DWELLING UNITS PERMITTED



INDUSTRIAL AND COMMERCIAL SPACE PERMITTED



**Summary of Residential Building Permit Activity
As of August 31, 2007**

Month	Facilities Zone	Dwelling Units	Project
Jul-06	1	1	Lea - Single Family Residence
	1	1	Rhodes - Demo & Construct New Single Family w/second dwelling unit
	10	11	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	18	1	Jovanovic - Single Family Residence
		14	
Aug-06	1	1	Hopkins - Single Family Residence
	1	1	Kellas - Single Family Residence
	1	1	Montejo - Demo & Construct New Single Family w/second dwelling unit
	1	1	Mast - Second Dwelling Unit
	1	3	Ocean Mist - Demo 2 Apartments & Construct Five Condos
	6	1	Rancho Cazadero - Single Family Residence
	10	3	CT 02-23, Warmington Homes, Castlemare at La Costa Greens
	10	8	CT 02-24, John Lang Homes, Cordelane at La Costa Greens
	11	4	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
		23	
Sep-06	11	5	CT 04-02, Pulte Homes, San Vincenzo at The Ridge
		5	
Oct-06	1	8	CT 03-04, Newland Court LLC, Newland Court Villas
	1	1	Mills-Single Family Residence
	6	1	Golden-Single Family Residence
	10	3	CT 04-09, Warmington Homes, Trieste Place
	11	168	SDP 04-13, Emmerson Construction, Hunters Point Affordable Apts
	20	8	CT 02-07, Saddleview LLC, Emerald Pointe
		189	
Nov-06	6	1	7312 El Fuerte Street, spec house
	10	1	915 sq ft caretaker apartment, All Cats Hospital
		2	
Dec-06	1	1	Sandwell Residence, 630 Chestnut Av
	6	1	Johnson Residence, 7335 El Fuerte St
		2	
Jan-07	1	1	Refold Residence, 2475 Garfield St
	1	1	175 Sequoia Av, spec house
	1	3	MS 05-32, Lugano Shores Investments, Tamarack Beach Lofts
	1	1	Viney Residence, 2796 James Dr
	10	3	CT 04-16, Davidson Homes, Villages of La Costa Greens
	11	11	CT 04-03, Shea Homes, Messina @ La Costa Ridge
	20	1	CT 02-07, Saddleview LLC, Emerald Pointe
		21	
Feb-07	10	13	CT 04-09, Warmington Homes, Trieste Place
	11	6	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
	17	4	CT 02-19, Barratt American Inc., Magnolia Estates
		23	
Mar-07	1	1	1330 Cynthia Lane, 805 Square Foot Garage
	7	13	CT 10-06, McMillin Homes, Ravinia
	10	11	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	10	12	CT 02-24, John Lang Homes, Isla Vista at the Villages of La Costa Greens
	11	13	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
		50	

Summary of Residential Building Permit Activity
As of August 31, 2007

Month	Facilities Zone	Dwelling Units	Project
Apr-07	1	2	3663 Adams St #100, spec house with second dwelling unit
	1	1	3546 Highland Dr, 1023 sq. ft. garage
	3	1	Campbell Residence, 5003 Tierra Del Oro St
	19	1	Javaheri Residence, 7136 Aviara Dr
	23	23	SDP 98-01, La Costa Glen Apartment Units
		28	
May-07	1	1	Steward Residence, 4485 Adams St
	1	1	Berger Residence, 3340 Highland Dr
	6	1	Baihaghy Residence, 7343 El Fuerte St
	10	16	CT 02-24, John Lang Homes, Cordelane at La Costa Greens
	10	14	CT 04-09, Warmington Homes, Trieste Place
	10	9	CT 04-16, Davidson Homes, Villages of La Costa Greens
	10	4	
			CT 02-24, John Lang Homes, Isla Vista at Villages of La Costa Greens
	23	29	SDP 98-01, Continuing Life Communities, La Costa Glen
		75	
Jun-07	1	1	Brown Residence, 3551 Highland Dr
	1	2	3319 James Dr, single family residence with second dwelling unit
	1	1	3235 Sandy Pl, 638 sq. ft. second dwelling unit
	2	1	4370 Tuolumne Pl, 640 sq. ft. second dwelling unit
	11	12	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	11	4	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	11	10	CT 04-03, Shea Homes, Messina at La Costa Ridge
	17	2	CT 02-19, Barratt American, Magnolia Estates
		40	
Jul-07	1	1	Jackam Residence, 1560 Sandalwood Ln, second dwelling unit
		1	
Aug-07	1	1	Donald Residence, 2497 Ocean St
	1	1	Mlakar Second Dwelling Unit, 3886 Westhaven Dr
	1	1	Champion Residence, 3961 Garfield St
	1	1	Mamaril Residence, 3147 Madison St
	10	3	CT 04-15, K Hovnanian, Cambria at La Costa Greens
		7	
		8	Total for Fiscal Year 2007-08 to date (2 months)
		245	Total for Calendar Year 2007 to date (8 months)

Notes: These figures are based upon *issuance* of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

Summary of Non-Residential Permit Activity
As of August 31, 2007

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-06	1	6,089		Spec Building - 2917 State Street
	5		60,081	PIP 05-12, Oaks East Lot 31, Buildings A thru D, Sea Lion Place
	5	49,264		Hampton Inn - 2229 Palomar Airport Road
	5	104,349		Homewood Suites - 2223 Palomar Airport Road
	12	6,910		Coastline Community Church - 2215 Calle Barcelona
		166,612	60,081	
Aug-06	5		67,958	Office Building at 2888 Loker Avenue East
	17	47,504		Bressi Ranch Lot 16, Building A, Campbell Place
	17	47,504		Bressi Ranch Lot 16, Building B, Campbell Place
	18	59,567		Opus Pointe - Shell Tilt-up, Lionshead Avenue
	18	105,950		Carlsbad Raceway - 3115 Melrose Avenue
		260,525	67,958	
Sep-06	5	89,000		CUP 05-04, Biltmore Pacifica, 1265 Laurel Tree Ln
		89,000		
Oct-06	11	2,744		SDP 04-13, Hunters Point Commons Building
	13	73,075		CT 03-02, Carlsbad Ranch Resort, 131 Units
	13	43,281		CT 03-02, Carlsbad Ranch Resort, Conference Room
	18		62,562	CT 98-10, Opus Point West, Bldgs 1-7, 3152-3172 Lionshead
		119,100	62,562	
Nov-06	10	5,828		All Cats Hospital, 2010 Cassia Rd
	10	6,290		Medical Office Building, 2020 Cassia Rd
	13	14,755		CT 03-02, Carlsbad Ranch Resort, 16 units
		13,262		CT 03-02, Carlsbad Ranch Resort, 22 timeshare units
		40,135		
Dec-06	6	4,153		La Costa Plaza Bldg G, 7662 El Camino Real
	20	17,649		North Coast Calvary Chapel Bldg A, 1330 Poinsettia Ln
	20	20,048		North Coast Calvary Chapel Bldg B, 1340 Poinsettia Ln
		41,850		
Jan-07	3	20,107		Surgery Center, 6121 Paseo Del Norte
	5	58,050		Mammoth Professional Offices, 2888 Loker Av East
	13	226,498		CT 03-02, Carlsbad Ranch Resort, Lot 11 Building
		304,655		
Feb-07	6	55,855		CT 03-01, La Costa Resort & Spa, Building #4
	17		83,450	PIP 05-24, The Towers, Buildings G-N
	18		154,170	CT 99-06, Palomar Forum Buildings A, B, G, H, I
		55,855	237,620	
Mar-07	1	23,475		CT 05-19, Carlsbad Medical Village, Buildings A, B, C, D, E
	17		73,054	PIP 05-24, The Towers, Buildings O, P, Q, R
		23,475	73,054	
Apr-07	No reportable, non-residential permits were issued in April			
May-07	No reportable, non-residential permits were issued in May			

Summary of Non-Residential Permit Activity

As of August 31, 2007

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	(Sq. Ft.)	Project
Jun-07	5		5,472		Magellan Aviation, Building E, 2002 Palomar Airport Rd
	5		8,347		Magellan Aviation, Building I, 2018 Palomar Airport Rd
			13,819		
Jul-07	11	6,200			Carlsbad Fire Station No. 6, 7201 Rancho Santa Fe Rd
	13	63,668			CT 03-03, Carlsbad Ranch Resort Hotel
	17		8,764		Bressi Ranch - 2700 Gateway Rd
	17		6,170		Bressi Ranch - 2702 Gateway Rd
	17		8,764		Bressi Ranch - 2704 Gateway Rd
	17		7,175		Bressi Ranch - 2706 Gateway Rd
	17		7,175		Bressi Ranch - 2708 Gateway Rd
	17		21,149		Bressi Ranch - 2710 & 2712 Gateway Rd
	17		11,080		Bressi Ranch - 2716 Gateway Rd
	17		7,168		Bressi Ranch - 2718 Gateway Rd
		69,868	77,445		
Aug-07	17	160,909			Bressi Ranch Self Storage - 2500 Campbell Pl
		160,909			
		230,777	77,445		Total for Fiscal Year 2007-08 to date (2 months)
			308,222		Combined Commercial and Industrial
		614,762	401,938		Total for Calendar Year 2007 to date (8 months)
			1,016,700		Combined Commercial and Industrial
Note: These figures are based upon <i>issuance</i> of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.					

Excess Dwelling Unit Bank Summary

September 1, 2007

Bank balance of
5,985 reduced to
2,800

City Council Action
12/17/2002

Citywide Excess
Dwelling Unit Bank
Balance is 2,971 as of
09/01/2007

NORTHWEST

Excess Dwelling Units
Deposited = 46
Withdrawn = 88
Since 01/01/2003

SOUTHWEST

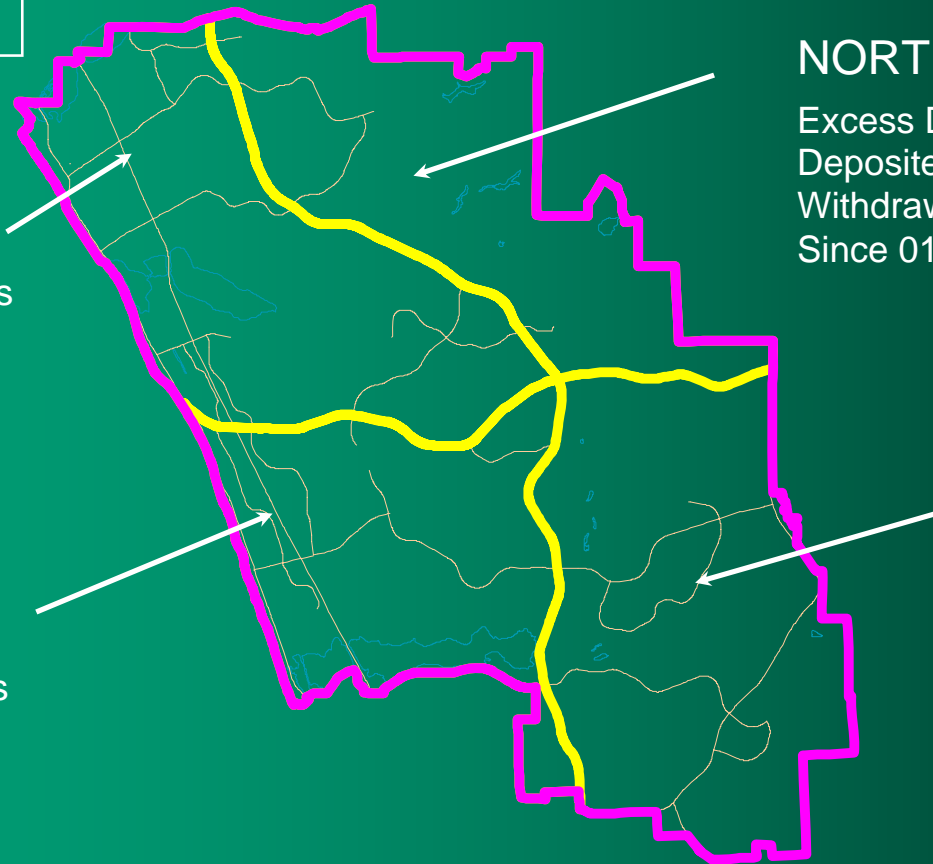
Excess Dwelling Units
Deposited = 37
Withdrawn = 54
Since 01/01/2003

NORTHEAST

Excess Dwelling Units
Deposited = 374
Withdrawn = 177
Since 01/01/2003

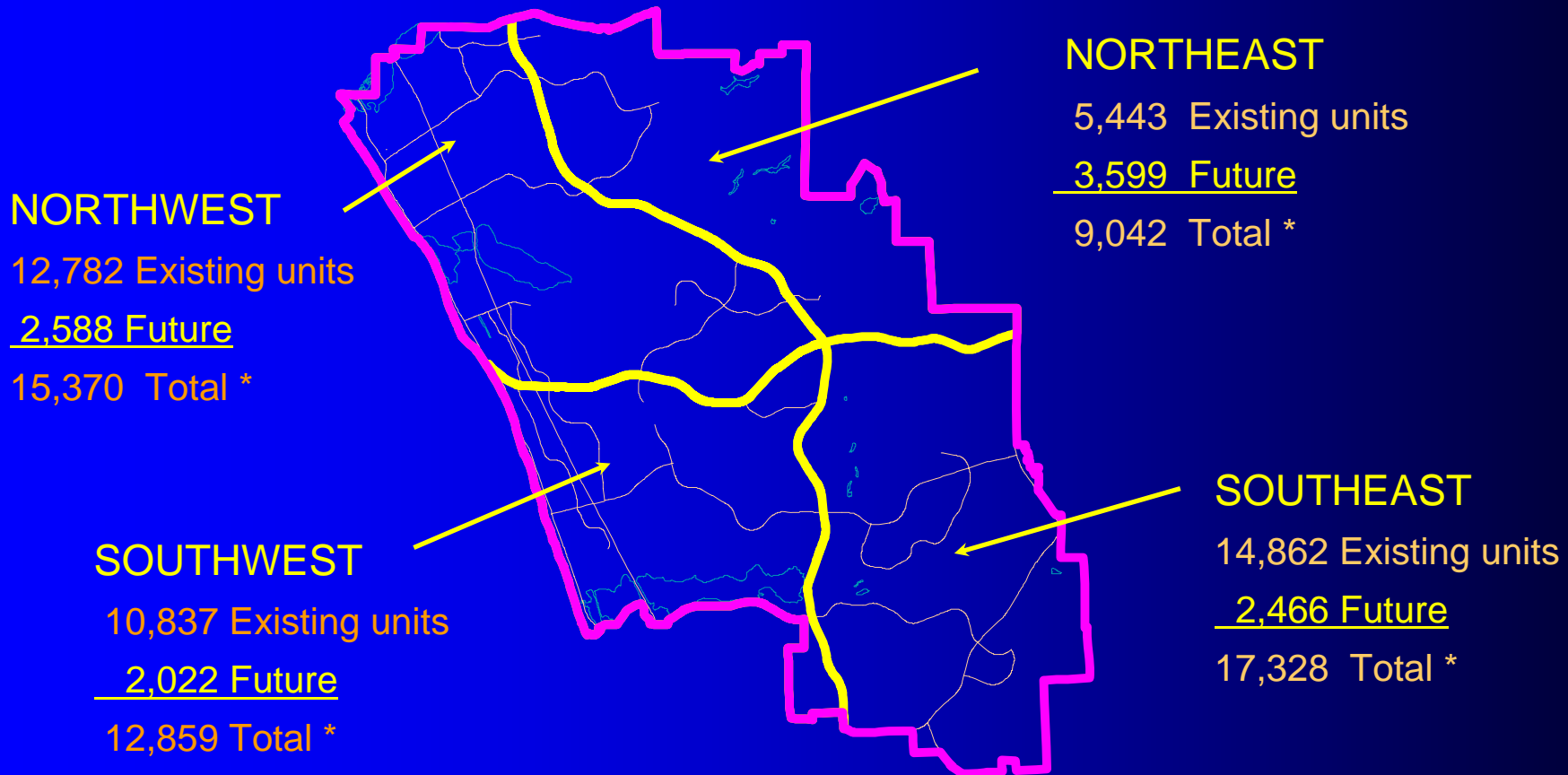
SOUTHEAST

Excess Dwelling Units
Deposited = 45
Withdrawn = 12
Since 01/01/2003



Quadrant Dwelling Unit Report

September 1, 2007



* Based on Proposition 'E' Caps added to the existing units in 1986